

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

Affidavit of Mailing & Publication

PROPOSAL NAME: Wheatley CUP (CU-15-00003)

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: October 16, 2015

I certify that the following documentation:

- Notice of Application Wheatley CUP (CU-15-00003)

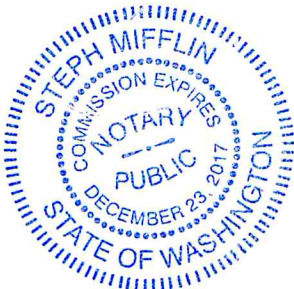
has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

Lindsey Ozbolt
Community Development Services Planner
County of Kittitas
State of Washington

Subscribed and sworn to before me this 16th day of October 2015.

Steph Mifflin
Notary Public for the State of Washington residing
in Ellensburg.



My appointment expires: December 23, 2017

Lindsey Ozbolt

From: Lindsey Ozbolt
Sent: Friday, October 16, 2015 10:25 AM
To: Lindsey Ozbolt; Brenda Larsen; Josh Hink; Kim Dawson; Julie Kjorsvik; Lisa Iammarino; Holly Myers; Lisa Lawrence; Patti Johnson; Christina Wollman; Candie M. Leader; "jessica@yakama.com" (jessica@yakama.com); "jmarvin@yakama.com" (jmarvin@yakama.com); "johnson@yakama.com" (johnson@yakama.com); 'Thalia Sachtleben (enviroreview@yakama.com)'; 'separegister@ecy.wa.gov'; 'sepaunit@ecy.wa.gov' (sepaunit@ecy.wa.gov); 'gcle461@ecy.wa.gov'; 'craj461@ecy.wa.gov'; 'Brent.Renfrow@dfw.wa.gov' (Brent.Renfrow@dfw.wa.gov); 'scott.downes@dfw.wa.gov'; 'jennifer.nelson@dfw.wa.gov'; 'Gretchen.Kaehler@DAHP.wa.gov' (Gretchen.Kaehler@DAHP.wa.gov); 'jorgenja@cwu.edu' (jorgenja@cwu.edu); "nelmsk@cwu.edu" (nelmsk@cwu.edu); Michael Flory; Lou Whitford; Amber Green; Steph Mifflin; "russell.mau@doh.wa.gov" (russell.mau@doh.wa.gov); "linda.hazlett@dnr.wa.gov" (linda.hazlett@dnr.wa.gov); 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; 'Allison Kimball (brooksideconsulting@gmail.com)'; 'Terry Hamberg (tribune@nkctribune.com)'; 'jmarkell@kvnews.com'; Mike Johnston; 'Knaub, Deborah J NWS (Deborah.J.Knaub@usace.army.mil)'; 'baileyj@fairpoint.net'; 'martinl@thorpschools.org'; 'holmstr@wsdot.wa.gov'; 'kaiserm@wsdot.wa.gov'; 'Jack and Marcy Matthews (jmmatthews@fairpoint.net)'; 'nwheat@fairpoint.net'; 'tonistroscher@gmail.com'
Cc: Doc Hansen; Jeff Watson; Kaycee Hathaway; Angela San Filippo
Subject: Wheatley CUP CU-15-00003 Notice of Application
Attachments: CU-15-00003 Wheatley Notice of Application memo.pdf; CU-15-00003 Wheatley SEPA Application.pdf

To All.

My apologies, the previous email had an error in the subject line. This notice of application is for the [Wheatley CUP CU-15-00003](#). Information in the email below is correct.

I apologize for any confusion.

Regards,

Lindsey Ozbolt
Planner II
Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
509.962.7637

From: Lindsey Ozbolt
Sent: Friday, October 16, 2015 10:17 AM
To: Brenda Larsen; Josh Hink; Kim Dawson; Julie Kjorsvik; Lisa Iammarino; Holly Myers; Lisa Lawrence; Patti Johnson; Christina Wollman; Candie M. Leader; "jessica@yakama.com" (jessica@yakama.com); "jmarvin@yakama.com" (jmarvin@yakama.com); "johnson@yakama.com" (johnson@yakama.com); 'Thalia Sachtleben (enviroreview@yakama.com)'; 'separegister@ecy.wa.gov'; 'sepaunit@ecy.wa.gov' (sepaunit@ecy.wa.gov); 'gcle461@ecy.wa.gov'; 'craj461@ecy.wa.gov'; 'Brent.Renfrow@dfw.wa.gov' (Brent.Renfrow@dfw.wa.gov); 'scott.downes@dfw.wa.gov'; 'jennifer.nelson@dfw.wa.gov'; 'Gretchen.Kaehler@DAHP.wa.gov' (Gretchen.Kaehler@DAHP.wa.gov); 'jorgenja@cwu.edu' (jorgenja@cwu.edu); "nelmsk@cwu.edu" (nelmsk@cwu.edu);

Michael Flory; Lou Whitford; Amber Green; Steph Mifflin; "russell.mau@doh.wa.gov" (russell.mau@doh.wa.gov); "linda.hazlett@dnr.wa.gov" (linda.hazlett@dnr.wa.gov); 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; 'Allison Kimball (brooksideconsulting@gmail.com)'; 'Terry Hamberg (tribune@nkctribune.com)'; 'Terry Hamberg (tribune@nkctribune.com)'; 'jmarkell@kvnews.com'; Mike Johnston; 'Knaub, Deborah J NWS (Deborah.J.Knaub@usace.army.mil)'; 'baileyj@fairpoint.net'; 'martinl@thorpschools.org'; 'holmstr@wsdot.wa.gov'; 'kaiserm@wsdot.wa.gov'; 'Jack and Marcy Matthews (jmmatthews@fairpoint.net)'; 'nwheat@fairpoint.net'; 'tonistroscher@gmail.com'

Cc: Doc Hansen; Jeff Watson; Kaycee Hathaway; Angela San Filippo

Subject: Big Creek Trails RZ-15-000001 Notice of Application

[CU-15-00003 Wheatley](#)

Kittitas County has received the above referenced land use application. Agencies within the county network may review the application master file via the above link. Agencies outside of the county network may view the related documentation at the by following this link: [http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Conditional Use Permits](http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Conditional%20Use%20Permits) and opening the designated file by application number or may view the related file documents at Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg WA, 98926. Written comments on this proposal can be submitted to CDS any time prior to 5:00 pm on Monday, November 2, 2015.

Lindsey Ozbolt
Planner II
Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
509.962.7637

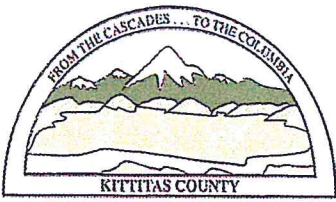
Lindsey Ozbolt

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Sent: Friday, October 16, 2015 10:17 AM
To: Brenda Larsen; Josh Hink; Kim Dawson; Julie Kjorsvik; Lisa Iammarino; Holly Myers; Lisa Lawrence; Patti Johnson; Christina Wollman; Candie M. Leader; 'jessica@yakama.com' (jessica@yakama.com); 'jmarvin@yakama.com' (jmarvin@yakama.com); 'johnson@yakama.com' (johnson@yakama.com); 'Thalia Sachtleben (enviroreview@yakama.com)'; separegister@ecy.wa.gov; 'sepaunit@ecy.wa.gov' (sepaunit@ecy.wa.gov); gcle461@ecy.wa.gov; craj461@ecy.wa.gov; 'Brent.Renfrow@dfw.wa.gov' (Brent.Renfrow@dfw.wa.gov); scott.downes@dfw.wa.gov; jennifer.nelson@dfw.wa.gov; 'Gretchen.Kaehler@DAHP.wa.gov' (Gretchen.Kaehler@DAHP.wa.gov); 'jorgenja@cwu.edu' (jorgenja@cwu.edu); 'nelmsk@cwu.edu' (nelmsk@cwu.edu); Michael Flory; Lou Whitford; Amber Green; Steph Mifflin; 'russell.mau@doh.wa.gov' (russell.mau@doh.wa.gov); 'linda.hazlett@dnr.wa.gov' (linda.hazlett@dnr.wa.gov); cindy.preston@dnr.wa.gov; rivers@dnr.wa.gov; Allison Kimball (brooksideconsulting@gmail.com); Terry Hamberg (tribune@nkctribune.com); Terry Hamberg (tribune@nkctribune.com); 'jmarkell@kvnews.com'; Mike Johnston; Knaub, Deborah J NWS (Deborah.J.Knaub@usace.army.mil); 'baileyj@fairpoint.net'; martinl@thorpschools.org; 'holmstr@wsdot.wa.gov'; 'kaiserm@wsdot.wa.gov'; Jack and Marcy Matthews (jmmatthews@fairpoint.net); nwheat@fairpoint.net; 'tonistroscher@gmail.com'
Cc: Doc Hansen; Jeff Watson; Kaycee Hathaway; Angela San Filippo
Subject: Big Creek Trails RZ-15-000001 Notice of Application
Attachments: CU-15-00003 Wheatley Notice of Application memo.pdf; CU-15-00003 Wheatley SEPA Application.pdf

[CU-15-00003 Wheatley](#)

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Lindsey Ozbolt
Planner II
Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
509.962.7637



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

cds@co.kittitas.wa.us

Office 509-962-7506

Fax 509-962-7682

Building Partnerships - Building Communities

NOTICE OF APPLICATION

Notice of Application: Friday, October 16, 2015 (publish on Saturday, October 17, 2015)
Application Received: Tuesday, September 1, 2015
Application Complete: Friday, October 2, 2015

Project File Number (s): CU-15-00003
Project Name: Wheatley Zoning Conditional Use Permit
Applicant/Agent: Ninon Wheatley, applicant

Location: 1 parcel (5 acres), located approximately 1250 feet north of the Thorp I-90 interchange at 9201 N. Thorp Hwy, in a portion of Section 11, T18N, R17E, WM in Kittitas County, bearing Assessor's map number 18-17-11040-0023.

Proposal: Ninon Wheatley has submitted a conditional use permit application to operate in the Agricultural 20 zone an enhanced agricultural facility with farm visits that sells local products, food, wine/beer tasting, and educational classes. Additionally an agriculture processing facility is proposed where Northwest products are repackaged into spice blends, baking mixes, make at home dinners, etc. and sold to businesses. The proposed uses are allowed with a conditional use permit in the Agriculture 20 zone per KCC 17.15.060.1.A – agriculture processing, small-scale event, u-pick, and farm visit with enhanced agriculture sales.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at [http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Conditional Use Permits](http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Conditional%20Use%20Permits) Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Monday, November 2, 2015. Any person has the right to comment on the application and request a copy of the decision once made.

Environmental Review (SEPA): The County expects to issue a Determination of Non-Significance (DNS) for this proposal, and will use the optional DNS process, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. Mitigation measures may be required under applicable codes, such as Title 17 Zoning and the Fire Code, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the threshold determination may be obtained from the County.

Public Hearing: An open record hearing will be scheduled before the Kittitas County Hearing Examiner after the SEPA environmental threshold determination has been issued. A Public Hearing Notice will be issued establishing the date, time and location of this hearing.

Required Permits: Conditional Use Permit, Building Permit (s) & others as deemed necessary.

Required Studies: None at this time.

Designated Permit Coordinator (staff contact): Lindsey Ozbolt, Planner II: (509) 962-7637; email at lindsey.ozbolt@co.kittitas.wa.us

NOTICE OF APPLICATION

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Publication Date: Saturday, October 17, 2015

Lindsey Ozbolt

From: Lindsey Ozbolt
Sent: Wednesday, October 14, 2015 11:17 AM
To: pshuart@kvnews.com
Cc: legals@kvnews.com; lfishburn@kvnews.com
Subject: CU-15-00003 - Notice of Application
Attachments: CU-15-00003 Wheatley Notice of Application legal.docx

Pam,

Please publish the attached notice of application for the Wheatley CUP on Friday, October 16th.

Thanks,

Lindsey Ozbolt
Planner II
Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
509.962.7637

Lindsey Ozbolt

From: Lindsey Ozbolt
Sent: Friday, October 16, 2015 8:28 AM
To: pshuart@kvnews.com
Cc: legals@kvnews.com; lfishburn@kvnews.com
Subject: CU-15-00003 Wheatly - Notice of Application
Attachments: CU-15-00003 Wheatley Notice of Application legal.docx

Hi Pam,

Here is the changed notice of application for CU-15-00003 Wheatley CUP so it can be published tomorrow.

Thanks,

Lindsey Ozbolt
Planner II
Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
509.962.7637

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414

ORDER CONFIRMATION

Salesperson: PAM SHUART

Printed at 10/16/15 09:08 by lfi18

Acct #: 84329

Ad #: 1364904

Status: N

KC COMMUNITY DEVELOPMENT SERVICES
411 N. RUBY ST, SUITE 2
ELLENSBURG WA 98926

Start: 10/17/2015 Stop: 10/17/2015
Times Ord: 1 Times Run: ***
STD6 2.00 X 8.62 Words: 425
Total STD6 17.24
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 149.13
Affidavits: 1

Contact: STEPH MIFFLIN
Phone: (509)962-7506
Fax#:
Email: steph.mifflin@co.kittitas.wa
Agency:

Ad Descript: NOTICE OF APPLICATION
Given by: LINDSEY OZBOLT
Created: psh18 10/16/15 08:53
Last Changed: lfi18 10/16/15 09:08

COMMENTS:

COPIED from AD 1361924

PUB	ZONE	ED	TP	START	INS	STOP	SMTWTF
DR	A	97	S	10/17			
IN	A	97	S	10/17			

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

Lindsay Ozbolt
Name (print or type)

Lindsay M Ozbolt
Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509) 925-1414

ORDER CONFIRMATION (CONTINUED)

Salesperson: PAM SHUART

Printed at 10/16/15 09:08 by lfi18

Acct #: 84329

Ad #: 1364904

Status: N

NOTICE OF APPLICATION

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Publication Date: Saturday, October 17, 2015

Kittitas County Fire Marshal
brenda.larsen@co.kittitas.wa.us ✓
josh.hink@co.kittitas.wa.us ✓

Kittitas County Sheriff's Dept.
kim.dawson@co.kittitas.wa.us ✓

Kittitas County Board of County
Commissioners
julie.kjorsvik@co.kittitas.wa.us ✓

Kittitas County Code Enforcement
lisa.iammarino@co.kittitas.wa.us ✓

Kittitas County Environmental Health
holly.myers@co.kittitas.wa.us ✓

Kittitas County Solid Waste Programs
lisa.lawrence@co.kittitas.wa.us ✓
patti.johnson@co.kittitas.wa.us ✓

Kittitas County Public Works
christina.wollman@co.kittitas.wa.us ✓
candie.leader@co.kittitas.wa.us ✓

Yakama Nation
jessica@yakama.com ✓
jmarvin@yakama.com ✓
johnson@yakama.com ✓
enviroreview@yakama.com ✓

Department of Ecology
separegister@ecy.wa.gov ✓
sepaunit@ecy.wa.gov ✓
gcle461@ecy.wa.gov ✓
craj461@ecy.wa.gov ✓

WA Dept. Fish and Wildlife
Brent.Renfrow@dfw.wa.gov ✓
Scott.Downes@dfw.wa.gov ✓
Jennifer.Nelson@dfw.wa.gov ✓

Washington State DAHP
Gretchen.Kaehler@DAHP.wa.gov ✓

James E Brooks Library
jorgenja@cwu.edu ✓
nelmsk@cwu.edu ✓

Kittitas County Building Dept.
Mike.flory@co.kittitas.wa.us ✓
Lou.whitford@co.kittitas.wa.us ✓
Amber.green@co.kittitas.wa.us ✓
Steph.mifflin@co.kittitas.wa.us ✓

WA State Department of Health
russell.mau@doh.wa.gov ✓

WA Dept. of Natural Resources
linda.hazlett@dnr.wa.gov ✓
cindy.preston@dnr.wa.gov ✓
rivers@dnr.wa.gov ✓

Allison Kimball
brooksideconsulting@gmail.com ✓

Northern Kittitas County Tribune
tribune@nkctribune.com ✓
terry@nkctribune.com ✓

Daily Record
jmarkell@kvnews.com ✓
mjohnston@kvnews.com ✓

Army Corps of Engineers
Deborah.j.knaub@usace.army.mil ✓

Westside Canal
bailevj@fairpoint.net ✓

Thorp School District 400
martinl@thorpschools.org ✓

Washington State DOT
HolmstR@wsdot.wa.gov ✓
kaiserm@wsdot.wa.gov ✓

Jack and Marcy Matthews
jmmatthews@fairpoint.net ✓

Ninon Wheatley
nwheat@fairpoint.net ✓

Antoinette Stroscher
tonistroscher@gmail.com

MORSE, SCOTT ETUX
PO BOX 25
THORP, WA 98946

STROSCHER, ANTOINETTE
210 N SAMPSON ST
ELLENSBURG, WA 98926-3429

FUDACZ BROS PARTNERSHIP
1309 E 1ST
CLE ELUM, WA 98922

RIVERSIDE VALLEY FARMS LLC
PO BOX 38
THORP, WA 98946-0038

RIVERA, SANDRA ANN
PO BOX 107
THORP, WA 98946

WELLS, LOIS
9360 N THORP HWY
THORP, WA 98946-9542

FUDACZ, DAVID W ETUX
PO BOX 24
THORP, WA 98946

GIBSON, CLAUDE ETUX ETAL
PO BOX 227
THORP, WA 98946-0227

STATE OF WASH (DOT)
REAL ESTATE SERVICES
2809 RUDKIN RD
UNION GAP, WA 98903

GIBSON, VICTOR & SHEILA
PO BOX 137
THORP, WA 98946-0137

GEORGE, CRAIG & MELANIE
322 E TANEUM RD
THORP, WA 98946-9517

KCFD #1
PO Box 34
Thorp, WA 98946

Ninon Wheatley
PO Box 102
Thorp, WA 98946